

FOR SALE



Sanderson
Weatherall



FREEHOLD WITH VACANT POSSESSION

St George's Church, 3 East View, South Moor, Stanley DH9 7EW



Key Points

- **Grade II Listed Church**
- **Approximately 2,745 sq ft (255 sq m)**
- **Redevelopment opportunity available for a variety of new uses**
- **Asking Price: £95,000, STC**

Location

The site is situated on South Moor Road which is the main road within South Moor, a small residential suburb on the outskirts of Stanley.

Stanley has a resident population of approximately 19,000 with 55,000 persons living within the wider district of Derwentside. The town lies 10 miles south of Newcastle upon Tyne, 8 miles north west of Durham and 5 miles west of Junction 63 of the A1(M) and Chester le Street.

Description

St George's is a Grade II Listed church building with multiple features of architectural importance including a range of stained glass windows and memorials. There is a very well used memorial garden on the northern elevation of the property.

The property itself is of a traditional construction as expected of a church building of this age with solid sandstone walls, pitched timber framed roof under a traditional slate surface. Cast iron guttering and downpipes and stone framed single glazed, lead lined windows.

The property sits within a large site, with the majority of the land used for burials. Land as defined on the attached plan is offered for sale with the building. The property has a small road which runs all the way around the building which can be used for vehicular access.



Description

To the north of the site there is a small rectangular plot of land which would likely be suitable for redevelopment or indeed repurposing as car parking for the church building as part of its future use.

From our on site measurements we calculate the property to provide 255 sq m (2,745 sq ft) of gross internal area.

The property has a maximum cleared height of 6.47m to the apex of the roof.

Future Uses

The property is for sale without a designated use. Any changes of use to the site will have to be discussed with the local council (County Durham Council) before a formal offer is put forward. St George's Church is Grade II Listed therefore any proposed use will need to take this into consideration as well as the property's location, setting and condition. The Church Commissioners approval will also be required for any proposed use.

Restrictive Covenants

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include control over future use and alterations.

Rights of Way, Wayleaves and Easements

The property will be sold subject to and with the benefit of those Rights of Way, Wayleaves and Easements that may exist within the site.

Vendor

The marketing for this property has been undertaken by Sanderson Weatherall on behalf of the Church Commissioners for England and Durham Diocese Board of Finance. Once a formal offer has been received, the Diocese will make a proposal to the Church Commissioners to determine the most appropriate use. This procedure is governed by the Mission and Pastoral Measure 2011.

Asking Price

The property is available by way of offers invited, subject to a guide price of £95,000.

Please note that our client reserves the right not to accept the highest or any offer received. Our client is not bound by the best value restrictions set out within the charities act and will be looking to dispose of the property for the best and most suitable use for the asset. All interested parties must be able to present a clear business plan for the proposed use of the property, as well as proof of funding to deliver such a use.





Fixtures and Fittings

A schedule of fixtures and fittings would be agreed within the sale of the property, upon acceptance of any offer.

Please note that our client reserves the right to remove any fixtures, fittings and stained glass that is not included within the schedule in advance of the sale.

VAT

The property will be exempt from VAT where applicable.

Legal Costs

Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

The property benefits from mains services of electricity, water and gas and an existing WC served by mains drainage.

Interested parties are advised to carry out their own investigations with regard to this matter.





MILKWELL CLOSE

POTTERBURN CLOSE



Church

War Memorial

St George's Church

178.0m

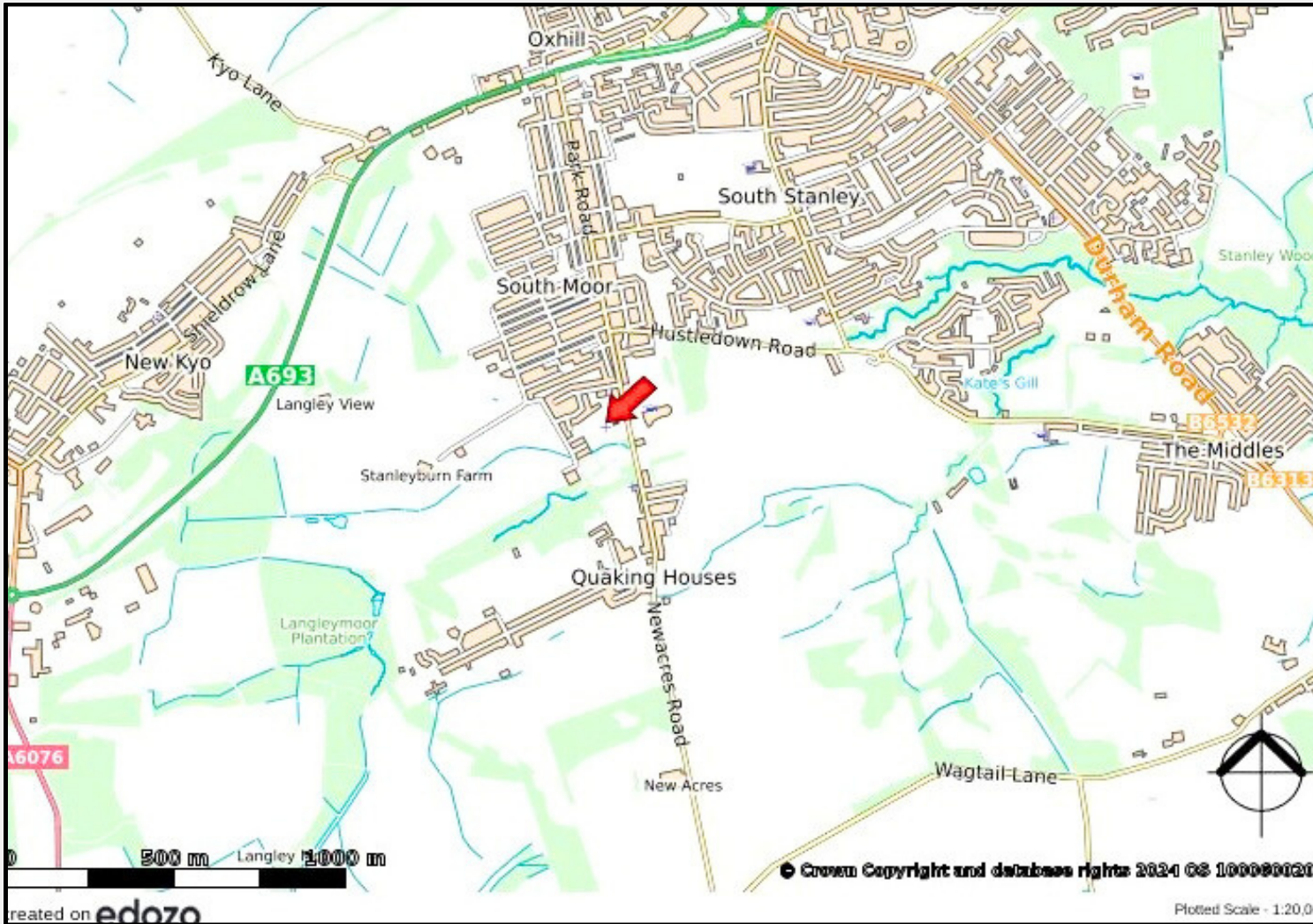
176.5m

Sports Facility

L. Twr

L. Twr





Further Information

Strictly by prior appointment with the agents:

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